

Memorandum



Date: June 7, 2005

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 5(L)

Subject: Resolution Accepting the Finding of Necessity Study for the Biscayne Corridor Area and approving the preparation of a Community Redevelopment Plan

RECOMMENDATION

It is recommended that the Board of County Commissioners accept the Finding of Necessity study, to declare an area in the Biscayne Corridor area, a Community Redevelopment Area pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the Redevelopment Area and is generally bounded on the North by NE 116th Street, bounded on the East by Biscayne Boulevard, bounded on the South by NE 112th Street, and bounded on the West by NE 14th Avenue.

It is also recommended that the Board direct the County Manager to competitively select a consultant in accordance with provisions of Administrative Order 3-38 and from a pre-qualified Community Redevelopment Consulting (CRC) pool, to prepare a Community Redevelopment Plan for the geographic area of Miami-Dade County, Florida known as the Biscayne Corridor Community Redevelopment Area; and approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, may be expended for the preparation of the redevelopment plan. Such Redevelopment Plan must examine alternate funding mechanisms, in addition to tax-increment financing, as a vehicle to fund the redevelopment.

BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently contained in Part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designed as community development areas, within which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum and blighted areas through the use of creative financing mechanisms. The Act also authorizes the County to delegate redevelopment powers at the discretion of the County, after a finding has been made determining that slum or blight exists within a defined area:

In order to implement the Act, the County must adopt a resolution finding that:

1. One or more slum or blighted areas exists within the proposed Redevelopment Area;
and
2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the redevelopment area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

On July 27, 2004, the Board of County Commissioners directed the County Manager (Resolution No. R-1016-04) to prepare a Finding of Necessity study for the Biscayne Corridor area as required by the Community Redevelopment Act of 1969. On November 3, 2004 Miami-Dade County Procurement Department issued a contract to Curtis & Kimball to prepare the aforementioned study. The study was submitted to OCED in December 2004.

The study (see Exhibit A) examined conditions in the proposed Redevelopment Area and concluded that slum and blight, as defined in the Act, exist. Miami-Dade County staff has reviewed the report and submitted it to the Tax Increment Financing and Coordination Committee for further review.

For the purpose of this Finding of Necessity, it has been demonstrated in the proposed Redevelopment Area that there exists slum and blight in the form of the following factors:

- Predominance of inadequate street layout, parking facilities, roadways, bridges or public transportation facilities
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of site or other improvements

The County may not proceed with the redevelopment of the proposed Biscayne Corridor Community Redevelopment Area, until the Board adopts the Finding of Necessity and approves a Community Redevelopment Plan.

The Tax Increment Financing Coordinating Committee has reviewed the Finding of Necessity report and recommends its acceptance by the Board.



Assistant County Manager

attachment

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MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 7, 2005

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 5(L)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Agenda Item No. 5(L)

Veto _____

06-07-05

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS THE BISCAYNE CORRIDOR AREA AND DESCRIBED AS A PORTION OF MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE NORTH BY NE 116TH STREET, BOUNDED ON THE EAST BY BISCAYNE BOULEVARD, BOUNDED ON THE SOUTH BY NE 112TH STREET, AND BOUNDED ON THE WEST BY NE 14TH AVENUE, TO BE A SLUM OR BLIGHTED AREA; DECLARING REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR COMBINATION THEREOF, OF AREA TO BE NECESSARY IN INTEREST OF PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE COUNTY MANAGER TO COMPETITIVELY SELECT A CONSULTANT IN ACCORDANCE WITH PROVISIONS OF ADMINISTRATIVE ORDER 3-38, TO PREPARE A COMMUNITY REDEVELOPMENT PLAN FOR THE BISCAYNE CORRIDOR COMMUNITY REDEVELOPMENT AREA; APPROVE MONIES IN THE COUNTY'S UNINCORPORATED MUNICIPAL SERVICE AREA NON-DEPARTMENTAL ALLOCATION FOR MANAGEMENT CONSULTING SERVICES FUND BE EXPENDED FOR THE PREPARATION OF THE REDEVELOPMENT PLAN; DESIGNATING SUCH PLAN, EXAMINE ALTERNATE FUNDING MECHANISMS IN ADDITION TO TAX INCREMENT FINANCING AS A VEHICLE TO FUND THE REDEVELOPMENT

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the Act), and

4

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters; and

WHEREAS, on July 27, 2004 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1016-04 which resolution directed the County Manager to prepare a finding of necessity study for the Biscayne Corridor area, such geographic area being more particularly described in the attached Exhibit A and incorporated herein by this reference (the Biscayne Corridor Community Redevelopment Area"); and

WHEREAS, Miami-Dade County, Florida (the "County") retained Curtis & Kimball. to prepare a finding of necessity study with respect to the Biscayne Corridor Community Redevelopment Area, which finding of necessity for the Biscayne Corridor Community Redevelopment Area, dated December 2004, is attached as Exhibit A to this resolution and is incorporated herein by this reference (the "Finding of Necessity Report"); and

WHEREAS, the Board considered the Finding of Necessity Report concerning the existence of slum or blighted areas within the Biscayne Corridor Community Redevelopment Area; and

WHEREAS, the Board hereby concurs with the Finding of Necessity Report and finds that one or more slum or blighted areas, as defined in Section 163.340, Florida Statutes, exist in the Biscayne Corridor Community Redevelopment Area; and

WHEREAS, the Board hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of said slum or blighted area is necessary in the interest

of the public health, safety, morals, or welfare of the residents of the Biscayne Corridor Community Redevelopment Area of the County; and

WHEREAS, the Board hereby finds that said slum or blighted area is appropriate for redevelopment; and

WHEREAS, the Board hereby finds that there is a need for a Community Redevelopment Plan for the Biscayne Corridor Community Redevelopment Area to carry out the community redevelopment purposes of the Act, and

WHEREAS, the Board desires to authorize the County Manager to select a consultant to prepare a Community Redevelopment Plan for the Biscayne Corridor Community Redevelopment Area (the "Plan") in accordance with provisions of the Act, such Plan to examine alternate funding mechanisms, in addition to tax-increment financing, to fund the redevelopment, and

WHEREAS, the Board desires to approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, be expended for preparation of the redevelopment plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as part of this resolution.

Section 2. As evidenced by the findings contained in Exhibit A, and as defined in Section 163.340, Florida Statutes, a blighted or slum area exists in the Biscayne Corridor Community Redevelopment Area, which geographic area is described generally as bounded on the North by NE 116th Street, bounded on the East by Biscayne Boulevard, bounded on the South by NE 112th Street and bounded on the West by NE 14th Avenue, and is specifically described in Exhibit A attached hereto.

Section 3. The rehabilitation, conservation or redevelopment, or a combination thereof, of the Biscayne Corridor Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the Biscayne Corridor Community Redevelopment Area and of the County, said finding of necessity being made within the meaning of the Act.

Section 4. The Biscayne Corridor Community Redevelopment Area is hereby found and declared to be a slum or blighted areas as defined in Section 163.340, Florida Statutes.

Section 5. The Board hereby finds that there is a need for the preparation of a community redevelopment plan to carry out the community redevelopment purposes of the Act in the Biscayne Corridor Community Redevelopment Area.

Section 6. The Board authorizes the County Manager to competitively select a consultant to prepare a community redevelopment plan for the Biscayne Corridor Community Redevelopment Area (the Plan), in accordance with the provisions of the Act. Such Plan examine alternate funding mechanisms, in addition to tax-increment financing, to fund the redevelopment.

Section 7. The Board approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, be expended for preparation of the redevelopment plan.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of June, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. _____

By: _____
Deputy Clerk

Shannon D. Summerset

**Finding of Necessity Study
Biscayne Corridor Proposed CRA**

**Prepared for Miami-Dade County
by
The Curtis & Kimball Company
In association with
Mark Alvarez
Cathy Sweetapple & Associates
Miami Economic Associates**

January 20, 2005

Executive Summary

This Finding of Necessity (FON) report seeks to establish slum and blight determinants in the Biscayne Corridor area in order to support the formation of a Community Redevelopment Area and its Community Redevelopment Agency. The FON is an assessment of the area that provides the evidence of blight and the need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The area was found to exhibit sufficient blight to recommend the formation of a CRA.

The Biscayne Corridor Area is an approximately 28-acre area of land west of Biscayne Boulevard in unincorporated Miami-Dade County. The study area is bound on the north by N.E. 116th Street, by Biscayne Boulevard on the east, by N.E. 14th Avenue to the west, and the rear lot line of parcels fronting on N.E. 112th Street to the south as shown on **Figure ES1, Location Map**.

The Biscayne Corridor Area was analyzed as per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes. A Finding of Necessity for the area was determined primarily on the presence of blight in the study area. Blight is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property. In addition, the area must have two of various contributing factors. The primary factors present in the Biscayne Corridor are:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;

The Biscayne Corridor area exhibits a high level of deterioration of the housing and building inventory. Approximately 43% of the buildings in the study area exhibit significant evidence of building and site deterioration including structures that are not sound or safe for occupation and those that show obvious evidence of long-term neglect, postponed maintenance, and a general lack of investment in the upkeep of the property. This high level of deterioration is significant and is considered a contributing factor to blighting.

There are a significant number of obsolete residential units in the study area. Approximately 19% of the property in the study area is occupied by temporary homes used as permanent, long-term residences. These are providing sub-standard, low-income housing. Due to their vulnerability to damage and total loss in severe storms and hurricanes, their small size, small land area per unit, and poor amenity levels, this is an obsolete use contributing to blighting.

There are three defective land regulation situations in the study area that diminish the usefulness of those properties. The Miami-Dade County park is not zoned for parks and recreation or for preservation, but is instead zoned as "interim – awaiting specific zone." This implies that it is not a long-term plan to maintain this park at this location. Instead, the park is being maintained at a low level of capital improvement as land to rezone as appropriate if it is



Legend

 Property boundary



Figure 1
Location Map
Biscayne Boulevard CRA

needed for development. As such, the park may not be a viable neighborhood amenity in the long term. In addition, the parcel at 11220 Biscayne Boulevard is very long and narrow. In this configuration, the property is not developable for its highest potential if it is not combined with one of the adjacent properties. Similarly, the configuration of 11190 Biscayne Boulevard is awkward and could inhibit redevelopment of the site.

Unsanitary or unsafe conditions are another contributing factor. Vacant lots attract dumping, and long-term trash problems. In addition, the overgrowth of grasses can create a fire hazard, as well as attract vermin that create other health risks. Finally, they may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled. Twenty percent of the Biscayne Corridor area is comprised of lots that are entirely vacant. One other lot has a commercial establishment on the east side only. If this lot's vacant area is included, then approximately 27% of the land in this proposed CRA is vacant and this volume is a significant contributing factor to blight. **Figure ES2, Existing Land Use Map** illustrates the breadth of the vacant parcels.

The economic conditions of the residents of the area also indicate the level of economic distress present. Only 80.4% of workforce participants were employed as compared to 92.2% countywide. In addition, the median household income in the area is \$21,545, which is less than 60% of the countywide median income. Miami-Dade County, with its median income of \$35,955, is ranked as one of the poorest major metropolitan areas nationwide. This places the residents of the Biscayne Corridor area among the poorest in a poor area. More than 42% of households were considered to be living in poverty, more than double the proportion countywide. As a result, the economic situation of the residents is considered to be severely disadvantaged and contributes strongly to the economic distress of the area.

The economics of the housing in the area also illustrates the severe economic situation. Nearly 12% of the housing units in the study area are mobile homes, compared to only 2% countywide. The home ownership rate of the study area was less than 26%, significantly less than the county average of 57.8%, which was already markedly lower than the state average of 70%. In addition, over 90% of renters were cost burdened (paying more than 30% of income for shelter), resulting in over 29% of housing units being overcrowded.

The transportation facilities in the area also affect the economic conditions of the site. Frequent driveway connections to the properties on Biscayne Boulevard do not appear to meet current State access management standards. Redevelopment would require conformance to current driveway spacing and design standards. The study area was found to exist with incomplete pedestrian infrastructure which impacts the provision of services and facilities used to support public transportation. Pedestrian facilities were only found along N.E. 116 Street. The absence of sidewalks within the CRA boundaries contributes to the inadequacies of the street layout and the deficiencies which exist in the provision of pedestrian infrastructure.

The Biscayne Corridor area exhibits sufficient factors to be designated an area of blight, and as a result, is recommended to be designated a CRA. The condition of numerous structures within its boundaries, the disjointed patterns caused by defective land use planning and zoning, the large amount of vacant parcels, and the socio-economic characteristics of the residents all contribute to this recommendation. The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to encourage much needed economic development to the area.



Legend



SINGLE-FAMILY	OFFICE	AGRICULTURE
TWO-FAMILY DUPLEXES	INSTITUTIONAL	PARKS, PRESERVES, CONSERVATION AREAS
MOBILE HOME PARKS	INDUSTRIAL EXTRACTION	WATER CONSERVATION AREAS
TOWNHOUSES	INDUSTRIAL	VACANT, GOVERNMENT OWNED
LOW-DENSITY MULTI-FAMILY	AIRPORTS, PORTS	VACANT, PROTECTED, PRIVATELY OWNED
HIGH-DENSITY MULTI-FAMILY	COMMUNICATIONS, UTILITIES, TERMINALS	VACANT, UNPROTECTED
TRANSIENT RESIDENTIAL (HOTEL, MOTEL)	STREETS, ROADS, EXPRESSWAYS, RAMPS	INLAND WATERS
COMMERCIAL, SHOPPING CENTERS, STADIUMS	STREETS, EXPRESSWAYS, R/W	OCEAN BAY WATERS

Figure ES 2
Land Use Map
Biscayne Corridor CRA

Table of Contents

ITEMS	PAGE
Introduction	1
Location	1
Finding of Necessity	1
Slum Determinants	1
Blight Determinants	4
Existing Land Use Characteristics	5
Study Area Composition	5
Site and Structure Deterioration	8
Obsolete Uses	9
Temporary Homes	9
Small Stand-Alone Retail	9
Incompatible Uses	9
Defective Land Regulation Platting	11
Vacant Lots	13
Size of Lots and Assemblage Potential	13
Unsanitary Conditions	13
Flood Zones	15
Economic Conditions	17
Housing Characteristics	17
Demographic Characteristics	20
Real Estate Values	21
Crime	22
Transportation	23
Conclusion	32

Introduction

Location

This Biscayne Corridor Finding of Necessity report provides a summary assessment of the 28-acre area of land west of Biscayne Boulevard in unincorporated Miami-Dade County, Florida. The entire area is within the jurisdiction of Miami-Dade County, and there are no lands included that are within a municipal jurisdiction. As shown in **Figure 1, Location Map**, the study area is bounded by: Biscayne Boulevard (US-1) to the east; NE 14th Avenue to the west; NE 116th Street to the north; and the rear lot line of parcels fronting on NE 112th Street to the south. **Figure 2, Study Area Aerial** shows the boundaries and context of the study area.

Finding of Necessity

This report is intended to be adopted by the Miami-Dade County Board of County Commissioners, and used as evidence in the formation of the Community Redevelopment Area (CRA) and its Community Redevelopment Agency by making a legislative finding of the area that:

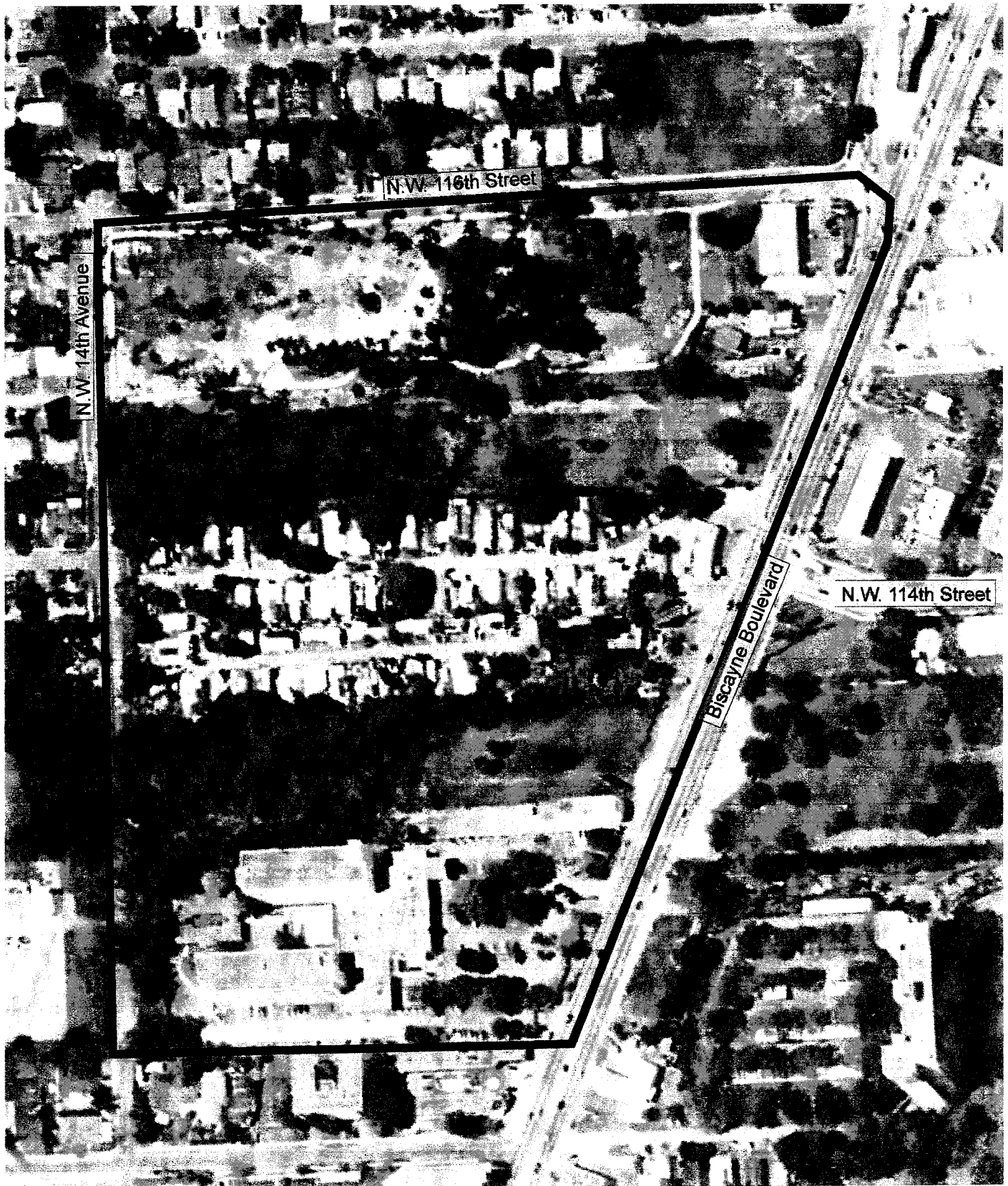
1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the study area; and,
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The finding of necessity (FON), as set forth in Section 163.355 Florida Statutes (FS), is an assessment of the area that provides the evidence of blight and need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The report relies upon a variety of empirical observations of all the parcels within the Biscayne Corridor study area in determining the existence of slum or blighted conditions as defined by the definitions and criteria outlined in Section 163.340 FS.

Slum Determinants

A slum area is defined as having physical or economic conditions that are conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements that are impaired by reason of:

- Dilapidation,
- Deterioration,
- Age of structures, or
- Obsolescence.



Legend

 Property boundary



Figure 2
Aerial Map
Biscayne Boulevard CRA

In addition, the area must exhibit at least one of the following conditions:

- Inadequate provision for ventilation, light, air, sanitation, or open space;
- High population density and overcrowding compared to surrounding areas in the County, as evidenced by government-maintained statistics; and,
- Conditions that endanger life or property by fire or other causes.

Blight Determinants

A blighted area is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property.

In addition, the area must have two or more of the following factors present:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Assessed real property values do not show any appreciable increase over 5 years prior;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates compared to the remainder of the County;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Residential and commercial vacancy rates higher than the remainder of the County;
- Incidence of crime higher than the remainder of the County;
- Fire and emergency medical service calls to the area predominantly higher than the remainder of the County;
- A greater number of violations to the Florida Building code in the area than the remainder of the County;
- Diversity of ownership or defective or unusual conditions of title that prevent free alienability of the land; and,
- Governmentally –owned property with adverse environmental conditions by a public or private entity.

Existing Land Use Characteristics

The Existing Land Use Characteristics section of this report provides an assessment of all characteristics of the land and built properties according to the criteria listed above. With reference to slum and blight criteria it addresses the following:

- Site Composition
- Site and Structure Deterioration
- Property Violations
- Obsolete Uses
- Incompatible Use
- Defective Land Regulation & Platting
- Vacant Lots
- Size of lots and Assemblage Potential
- Conditions that endanger life and property by danger of fire

Area Composition

The Study Area comprises 28.05 acres of land that is divided among 12 properties as listed with the Miami-Dade County Property Appraiser and summarized in the table below.

TABLE 1 SITE COMPOSITION					
Property Address	Existing Land Use	Zone Description	Lot Size (sf)	Building Floor Area (sf)	Year Built
11590 Bisc Blvd	0011 - Retail Outlet	Commercial - Central	31,315	6,786	1997
11500 Bisc Blvd	0029 - Mixed Use - Commercial	Commercial - Central	23,035	5,321	1949
1400 NE 116 St	0047 - Miami-Dade County	Interim-Await Specific	286,189	355	1998
11450 Bisc Blvd	0065 - Parking Lot (Vacant)	Commercial - Central	156,157	0	0
11340 Bisc Blvd	0011 - Retail Outlet	Commercial - Central	13,530	4,342	1938
11320 Bisc Blvd	0011 - Retail Outlet	Commercial - Central	57,369	1,638	1938
	0017 - Commercial - Total Value	Bungalow Courts	230,144	0	0
11240 Bisc Blvd	0066 - Extra Fea Othr Parkg (Vac)	Commercial - Arterial	140,697	0	0
11220 Bisc Blvd	0011 - Retail Outlet	Commercial - Arterial	36,743	3,855	1939
11190 Bisc Blvd	0043 - Health Care	Commercial - Arterial	87,679	156,694	1972
11190 Bisc Blvd	0081 - Vacant Land (Health Care)	Commercial - Arterial	34,195	0	0
11150 Bisc Blvd	0081 - Vacant Land (Health Care)	Commercial - Arterial	124,905	0	0

Source: Mark Alvarez

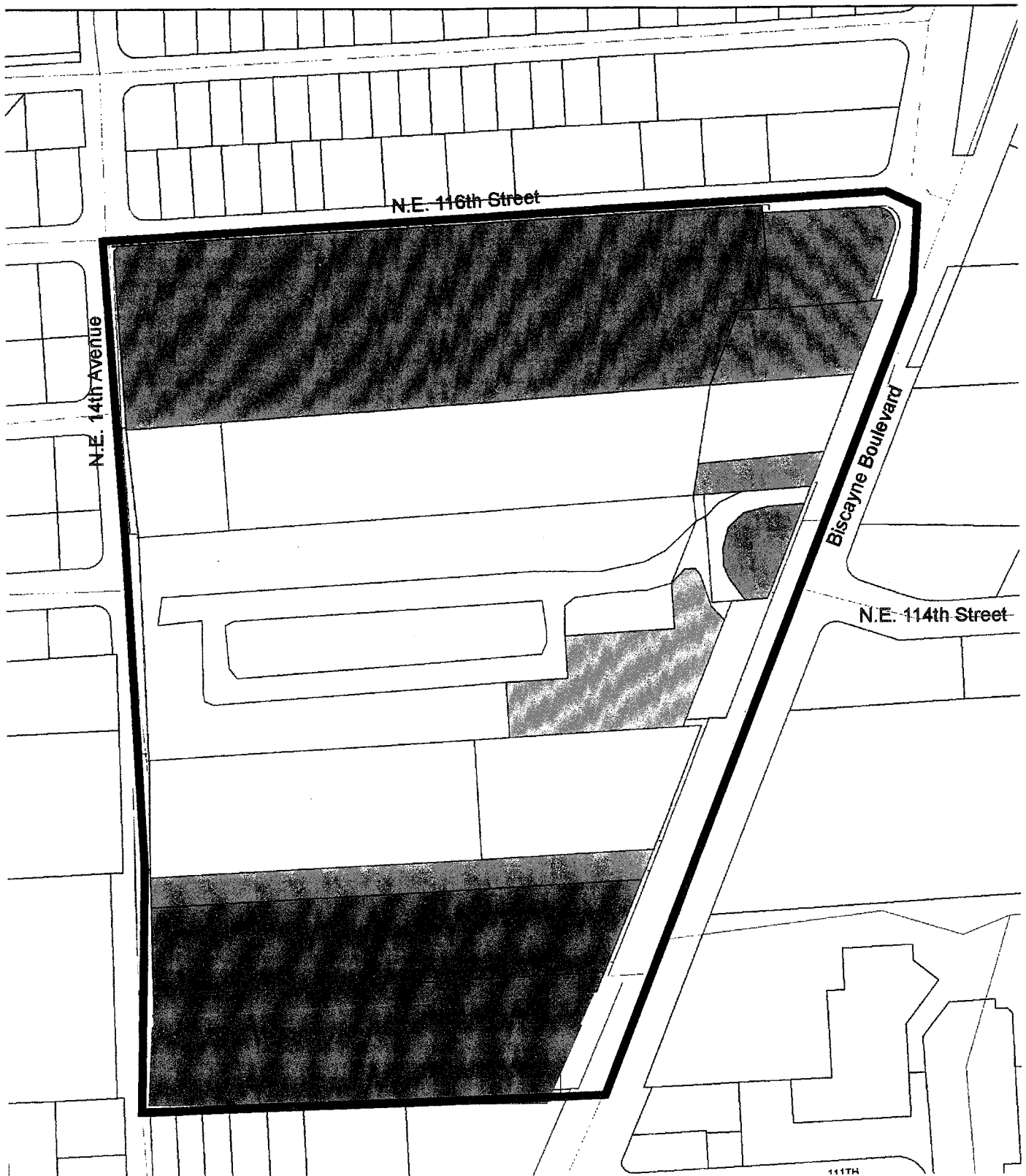
The area has no predominant existing or zoned land use. Fifty-eight (58%) percent of the property is zoned for general commercial (C1) use, while 19 percent of the land is zoned for bungalow courts, and the remaining 23 percent is zoned as interim – awaiting specific zone.

Existing uses are also diverse and lack any coherent planning that would reinforce the quality of any particular use. Twenty (20%) percent is occupied by the 32 year-old, 156,694 sq. ft. "SFBC International" health care facility, while 13 percent is used for five commercial establishments summing in total to 22,297 sq. ft. of built area. Another 19 percent is used for bungalow courts, which is occupied by approximately 46 temporary trailer-type residences. The 23 percent interim-zoned land is improved and used as a Miami-Dade County park. Twenty (20%) percent of the properties are entirely vacant.

Table 2		
Existing Use and Zoning Composition		
Existing Use	Zoned	Land Area
Miami-Dade County Park	Interim	23% (286,189 s.f.)
Health Care Facility	Commercial	20% (246,779 s.f.)
Vacant	Commercial	20% (296,854 s.f.)
Mobile Homes	Bungalow Courts	19% (230,144 s.f.)
Arterial Commercial	Commercial	13% (161,992 s.f.)
Total		100% (1,221,958 s.f.)
Source: Meridian		

Figure 3, Existing Land Use Map illustrates these existing land uses. While surrounding areas are either platted for residential use with proper street access to units and infrastructure, or platted for general commercial use along a major arterial, this area lacks any uniformity or appropriate subdivision for either use, instead appearing to have been divided and zoned in an ad-hoc manner, awaiting future redevelopment.

There are no County-maintained or other public roads that go into the site. The only improved roadway into the site is a drive from both sides of 11320 Biscayne Boulevard that provides access into the bungalow courts site for its residents.



Legend

	SINGLE-FAMILY		OFFICE		AGRICULTURE
	TWO-FAMILY DUPLEXES		INSTITUTIONAL		PARKS, PRESERVES, CONSERVATION AREAS
	MOBILE HOME PARKS		INDUSTRIA, EXTRACTION		WATER CONSERVATION AREAS
	TOWNHOUSES		INDUSTRIA		VACANT, GOVERNMENT OWNED
	LOW-DENSITY MULTI-FAMILY		AIRPORTS, PORTS		VACANT, PROTECTED PRIVATELY OWNED
	HIGH-DENSITY MULTI-FAMILY		COMMUNICATIONS, UTILITIES TERMINALS		VACANT, UNPROTECTED
	TRANSIENT-RESIDENTIAL, HOTEL, MOTEL		STREET'S, ROADS, EXPRESSWAYS, RAMPS		INLAND WATERS
	COMMERCIAL, SHOPPING CENTERS, STADIUM		STREET'S, EXPRESSWAYS, RAMP		OCEAN BAY WATERS

Figure 3
Land Use Map
Biscayne Corridor CRA

20

Site and Structure Deterioration

All of the sites within the area were surveyed from the vantage point of closest available public access. The sites that were surveyed include the six commercial structures and their sites, the health care facility, the bungalow courts and its 46 temporary residences, the County park, and the two vacant lots. The results are given in the table below.

Table 3 Site Conditions		
Address	Use	Condition
11590 Biscayne Blvd.	Discount Auto Parts - retail	Good
11500 Biscayne Blvd.	Paradise Plumbing Supply – retail	Good
	Havana Vieja Café - restaurant	Good
1400 NE 116 th Street	Miami-Dade County Park	Good
11450 Biscayne Blvd.	Vacant with one unoccupied, building	overgrown, un-maintained, one dilapidated building
No address	Mobile Home "Bungalows" Park 4 permanent structures 63 temporary "mobile" home units	4 permanent buildings: 1 residential, good condition 1 residential, deteriorated 1 residential, dilapidated 1 work shed, dilapidated 63 temporary residences 22 in deteriorating condition 3 are dilapidated numerous illegal additions, porches, decks, stairs, fences made from a variety of materials, many windows taped to prevent storm breakage or for insulation
11340 Biscayne Blvd.	Secrets – bar / adult club	Deteriorating structure, poorly maintained, trash pile in back
11320 Biscayne Blvd.	Paradise Flowers and Plants - nursery	Good
11240 Biscayne Blvd.	Vacant	overgrown, unmaintained
11220 Biscayne Blvd.	Jamaica Inn Restaurant	Deteriorated structure, un-maintained, business no longer in operation
11190 Biscayne Blvd.	SFBC International – health care	Good
11190 Biscayne Blvd.	SFBC International – health care	Good
11150 Biscayne Blvd.	SFBC International – health care	Good
Source:		

In summary, 526,998 sq. ft. of the lands, comprising 43% of the area exhibit significant evidence of building and site deterioration, and no evidence of any recent investment. The bungalow courts park residences are characterized by temporary structures, 35% of which are deteriorated, and 5% of which are dilapidated. The sites with temporary homes are generally characterized by poor grounds maintenance, overgrown conditions to the sides and back, poor housekeeping, and numerous additions and repairs that are not consistent with building code requirements. In many cases the structures are old, are in need of repairs, and show signs of age and weathering of exterior surfaces. Others are dilapidated. The western edge of the site less maintained, overgrown, and has significant amounts of trash within. The vacant lots to the

north and south of the temporary homes are generally cleared in the eastern 300 to 400 feet facing Biscayne Boulevard; however the western halves of both lots are overgrown, with dense brush underneath tree canopy, and a significant amount of trash. Both lots are fenced. In addition, the commercial property at 11220 Biscayne Boulevard is a long lot extending to NW 114th Avenue. The western part of this lot is also unimproved, and exhibits the same conditions of overgrown vegetation and significant amounts of trash. Examples of the housing conditions are shown in **Figure 4, Housing Site Photographs**.

Based on this survey, 46 percent of the lands (563,741 sq. ft.) within this area are characterized by blighted conditions, in which:

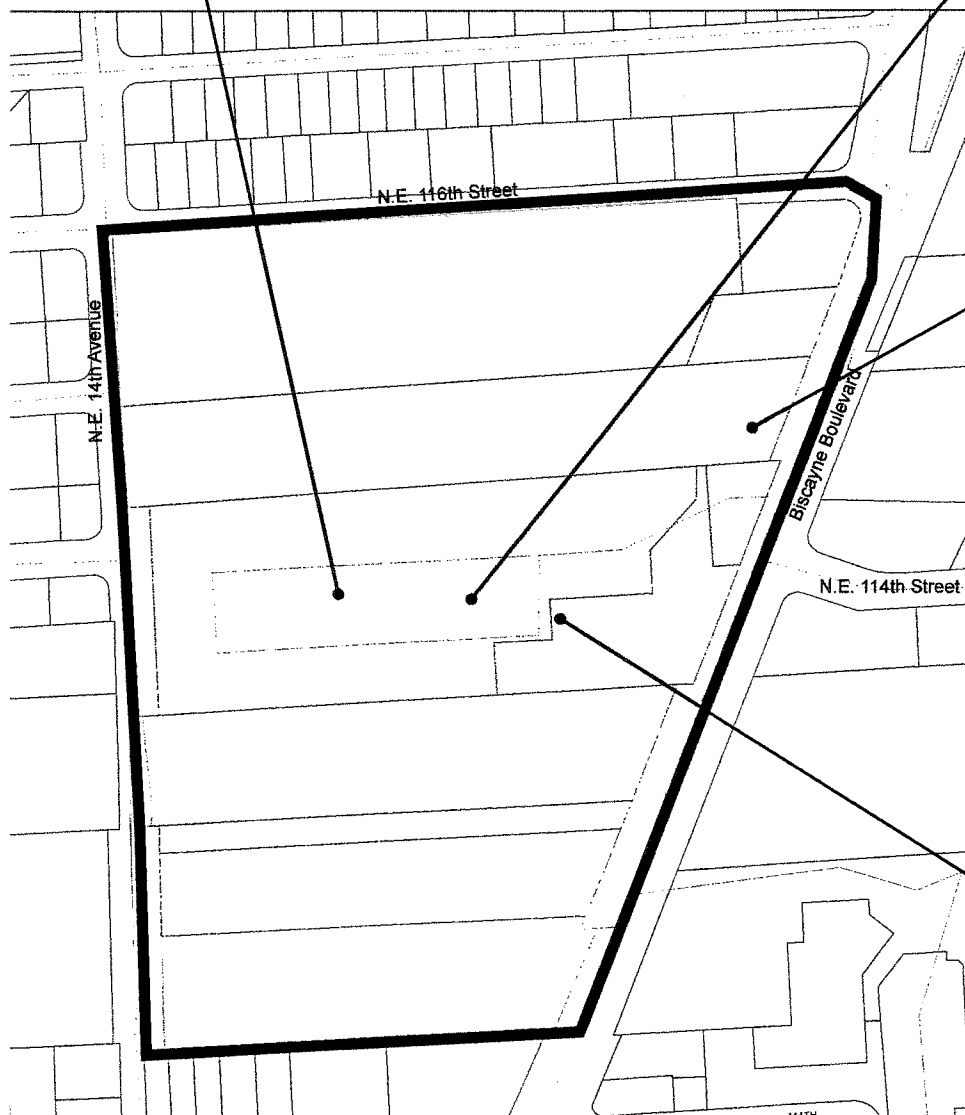
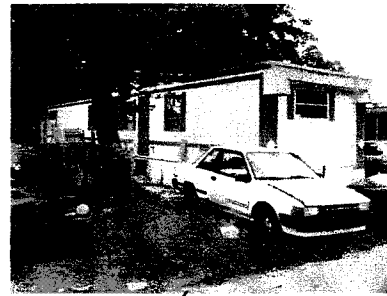
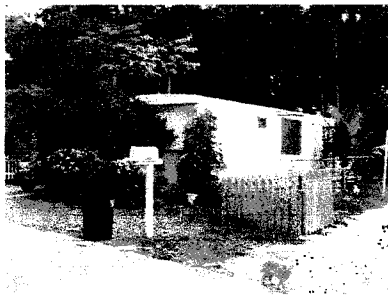
- there are a substantial number of deteriorated or deteriorating structures;
- site and other improvements are deteriorated;
- deteriorated conditions are leading to economic distress; and,
- there are unsanitary or unsafe conditions.

Obsolete Uses

A predominance of obsolete uses and structures is a contributing condition toward economic distress and blight in an area. Obsolete uses may be within sound structures that are neither deteriorating nor dilapidated (although a lack of maintenance usually is found in obsolete uses); however due to physical conditions of the building or site, and the evolution of residential and commercial market needs, the use is no longer economically viable for use or reuse in the current and future market conditions because trends have changes since the structure was built. These conditions may include: size of the building's floor area, size of the building's footprint, internal layout of the structure, placement of structure on its lot, size and location of doors and window openings.

Temporary Homes: Nineteen percent (230,144 s.f.) of property in this area is occupied by temporary homes. While a well-maintained trailer park in proximity to natural resource amenities is still a viable use for short tenure vacationers with their own vehicles or trailers, this is an obsolete use for permanent, or long tenure residents. As a facility for long-term residents, this use has degraded and is now providing sub-standard, low-income housing that increases the liability of the County in the event of emergencies such as hurricanes. Due to their vulnerability to damage and total loss in severe storms and hurricanes, their small size, small land area per unit, and poor amenity levels, this is an obsolete use.

Small Stand-Alone Retail: The commercial retail establishments along Biscayne Boulevard consist of five establishments, ranging in size from 1,638 sq. ft. to 6,786 sq. ft. Small stand-alone strip commercial, while still viable, does not reflect the trend of successful retail establishments forward. Small shopping centers, in addition to providing an enhanced business environment for their tenants through greater drawing power of a synergy of uses, also provide a more efficient use of infrastructure by better managing access off of and on to the roadway. Access management is an especially important consideration along Biscayne Boulevard, which is a major State arterial, and undergoing complete reconstruction and enhancement. In summary, these relatively small and disparate retail uses, while still commercially viable at this time (with the possible exception of the Jamaica Inn Restaurant), may become obsolete in the future if not redeveloped.



Legend

 Property boundary



Figure 4
Housing Photographs
Biscayne Boulevard CRA

Incompatible Uses

Incompatible uses within close proximity, like obsolete uses may be in sound structures; however, the existence or operation of an incompatible use diminishes the value of the other, and in more severe case may negatively impact public health, safety, and welfare. Proper use zoning ordinances, and a properly planned geographic layout of zoning districts generally precludes most nuisance, safety, and health issues associated with incompatible uses; however, unanticipated incompatibilities that diminish value and cause economic distress still occur.

Upon surveying the use of these properties and considering the impact on each other, there are no significant incompatibilities, except some possibility of negative impacts of the "Secrets" adult entertainment club on the temporary homes park. However, even in this case, the adult entertainment club is a permitted use, in its C1 zoning district, and the quality and viability of the residential stock behind is low enough that there is probably little impact from the club use.

In summary, there appear to be no incompatible uses in this area.

Defective Land Regulation & Platting

Defective land regulation includes conditions that inhibit development and economic viability of the properties relating to:

- the zoning district within which a property is assigned;
- the pattern of zoning within the area and its surroundings; or
- platting that is defective in terms of the size, orientation, shape, or proximity to access of lots.

There are three instances of defective land regulation in the proposed CRA area that are discussed below and shown in **Figure 5, Defective Land Regulation and Platting**.

- 1) The Miami-Dade County park is not zoned for parks and recreation or for preservation, but is instead zoned as "interim – awaiting specific zone." (DC zoning code 8900). This zoning district implies that it is not a long-term plan to maintain this park at this location. Instead, the park is being maintained at a low level of capital improvement as land to rezone as appropriate if it is needed by a development that is compatible with the single family homes on the north side of NW 116th Street. As such, either the park is not a viable neighborhood amenity in the long term, or if the park is intended to remain in the long-term, then the zoning designation is defective and needs to be corrected.
- 2) 11220 Biscayne Boulevard is a very narrow long strip of commercially-zoned property that is under separate ownership from the properties on either side of it. It is the full length of the block deep (800 ft.) yet has a frontage of only 170 ft. In this configuration, the property is not developable for its highest potential if it is not combined with one of the adjacent properties.
- 3) 11190 Biscayne Boulevard is comprised of two properties, one of which is a very long, narrow strip that runs the depth of the block, but has only 100ft. of frontage. Unlike 11220 Biscayne Boulevard, the property is highly developed in conjunction with the other part of 11190 (same ownership), and 11150 (separate ownership) Biscayne Boulevard, and is the part of the SFBS International site. This shape could inhibit redevelopment of the site.



Legend

- Property boundary
- Area of defective land regulation and platting



Figure 5
Defective Land Regulation and Platting
Biscayne Boulevard CRA

Vacant Lots

Twenty percent of this area is comprised of lots that are entirely vacant. One other lot has one commercial establishment on the east side, and the rest of the 36,743 sq. ft. lot is vacant. If this lot's vacant area is included, then approximately 27% of the land in this proposed CRA is vacant.

An area with a significant proportion of vacant lots, while on one hand it provides a more suitable "clean slate" for development, it is also prima facie evidence of an area that for various reasons is economically disadvantaged in comparison to the surrounding area.

In addition to the 27% of land that is vacant, 23% of the land is a County park. In most instances, a park should not be counted toward vacant land as it is normally an integral and viable resource in a community. This park however, is of uncertain viability, due to the zoning of the land upon which it is sited. As mentioned above, this land is not zoned as parks and recreation, but as "interim – awaiting specific zone". In short, the existence of the park is more of a holding use, awaiting a presumed future decision to use it for another use. In addition, it is notable that infrastructure and landscape investment in the park is not at a high level. If the park, as an underutilized land of undetermined future use in an interim use, is added to the vacant land in this proposed CRA area, then approximately 50% of the land area is included.

Table 4	
Vacant Lots	
Lot Description	Land Area
1400 NE 116 th Street (park, interim zoned)	286,189 sq. ft.
11450 Biscayne Boulevard	156,157 sq. ft.
11240 Biscayne Boulevard	140,697 sq. ft.
12200 Biscayne Boulevard (western portion vacant)	22,000 of 36,743 sq. ft. (approx.)
Total	605,043 sq. ft. (50%)

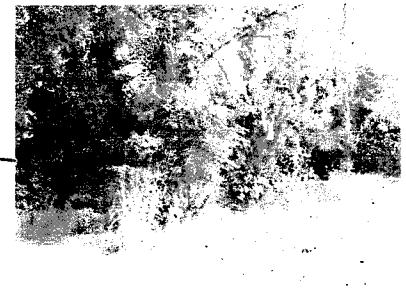
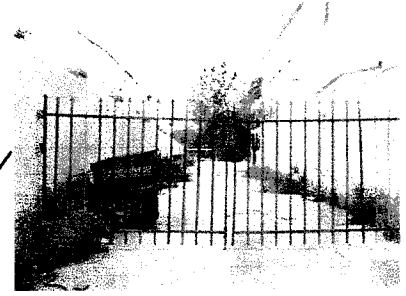
Source: Miami-Dade County Property Appraiser

Size of Lots and Assemblage Potential


As shown in Table 1, the area is comprised of twelve properties that are owned by nine owners, one of which is Miami-Dade County. Given this, and that the smallest lot is 13,530 sq. ft., with the average for the area being 101,830 sq. ft., there is little evidence that the size of the lots or the ownership pattern present an impediment to redevelopment, or otherwise economically distress the area.

Unsanitary Conditions

There are numerous areas which are used as illegal dumping grounds. **Figure 6, Trash Site photograph**, illustrates various of these areas. These areas create hazardous conditions along roadways and unsanitary conditions for the residents.



Legend

 Property boundary


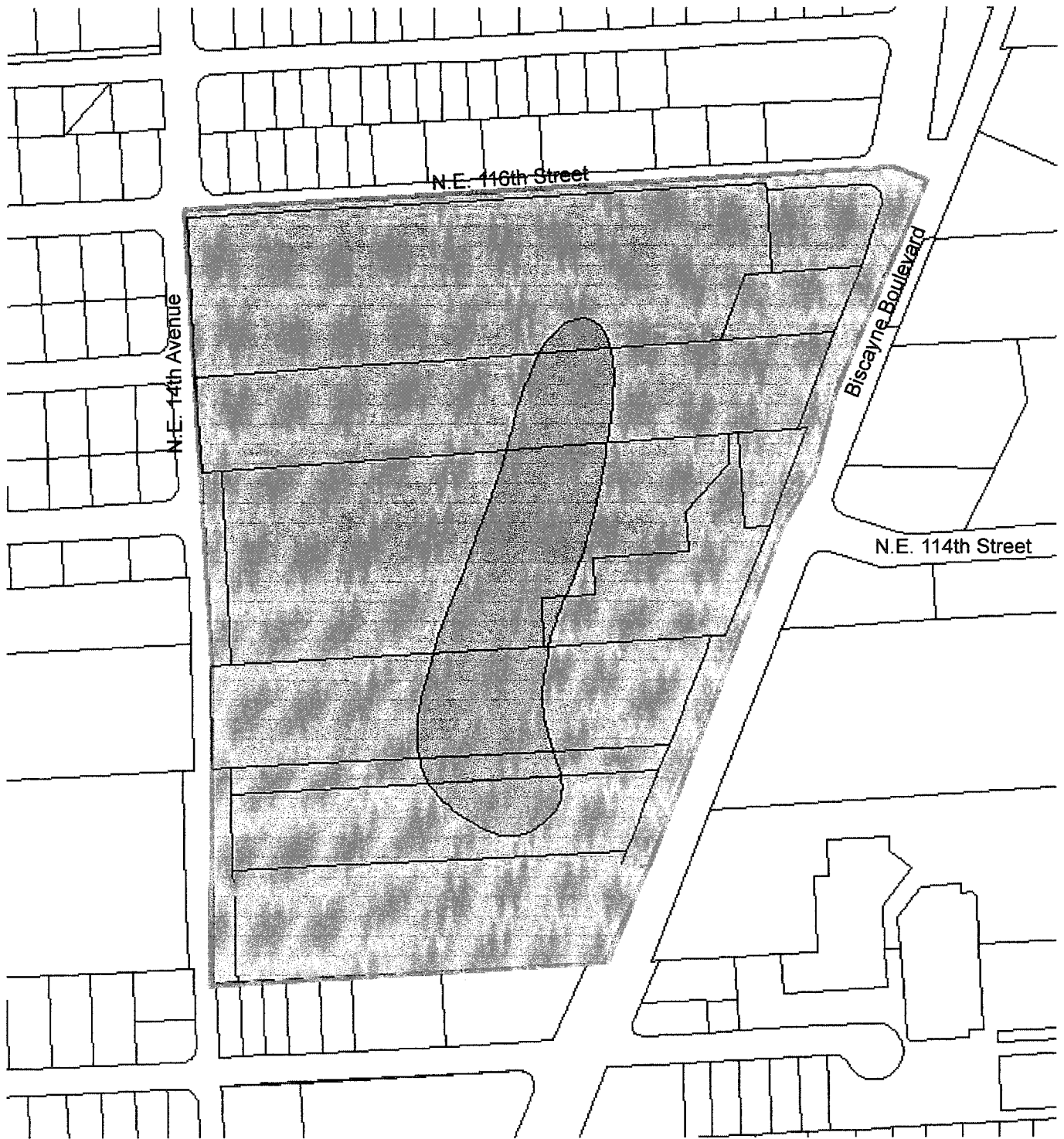


Figure 6
Overgrown Vegetation and Trash Photographs
Biscayne Boulevard CRA

Flood Zones

The majority of the Biscayne Corridor area is in flood zone AE, a flood zone. Only a small section in the center is in flood zone X-500 which is not a flood zone and structures within them are not generally at risk. Structures in the AE area may be at risk for flooding. Development may be more expensive in those areas as well and as a result, those areas may receive less development. Because of the configuration of the flood areas, all parcels in the study area are at least partially in a flood zone. The general area of each flood zone is shown in **Figure 7, Flood Zones**.



Legend




-  Property Boundary
-  AE (Flood Zone)
-  X-500 (Not Flood Zone)

Figure 7
Flood Zone Map
Biscayne Boulevard CRA

Economic Conditions

The economic conditions of the residents of the Biscayne Corridor are factors that contribute to economic distress. The housing and demographic characteristics are indicators of these conditions.

Housing Characteristics

Tables 5 and 6 provide data relating to housing conditions within the proposed Biscayne Corridor CRA. For contextual purposes, the same data are provided for Miami-Dade County as a whole.

TABLE 5 HOUSING CHARACTERISTICS 2000		
	Miami- Dade County	Census Tract Block 12.03.3
Cost-burdened Renters by Income		
Less than \$10,000	84.7%	100.0%
\$10,000 - 19,999	84.7%	82.5%
\$20,000 - \$34,999	50.9%	39.2%
\$35,000 - 49,999	14.6%	N/A
\$50,000 and over	3.4%	0.0%
Owner Units by Value		
Less than \$50,000	7.0%	34.3%
\$50,000 - 99,000	35.2%	29.1%
\$100,000 - 199,999	41.7%	36.6%
\$200,000 - 299,999	8.1%	0.0%
\$300,000 and over	8.0%	0.0%
Cost-burdened Owners by Income		
Less than \$10,000	96.2%	N/A
\$10,000 - 19,999	79.2%	100.0%
\$20,000 - \$34,999	63.5%	100.0%
\$35,000 - 49,999	45.2%	40.7%
\$50,000 and over	9.2%	0.0%
Source: U.S. Census, 2000: Miami Economic Associates, Inc.		

TABLE 6 HOUSING CHARACTERISTICS 2000		
	Miami-Dade County	Proposed Biscayne Corridor CRA
Housing Units	852,278	554
Units Occupied	91.1%	93.3%
Occupied Units by Tenure		
Owner-occupied	57.8%	25.9%
Renter-occupied	42.2%	74.1%
Overcrowded Units	20.0%	29.2%
Incomplete Units		
Lacking full plumbing	1.1%	1.3%
Lacking full kitchens	1.3%	4.3%
Units by Type		
1, detached	42.7%	14.6%
1, attached	9.9%	13.7%
2	2.6%	14.6%
3 to 10	9.0%	30.7%
10 to 19	6.4%	5.6%
20 to 49	8.6%	9.2%
50 or more	18.8%	0.0%
Mobile Home	1.8%	11.6%
Year Built		
1999	1.6%	2.0%
1995 – 1998	5.9%	2.9%
1990 – 1994	7.6%	1.8%
1980 – 1989	18.2%	7.2%
1970 – 1979	22.5%	24.4%
Pre – 1970	44.2%	61.7%
Rental Units by Rental Rate		
Under \$500	26.5%	53.3%
\$500 – 600	15.8%	8.8%
\$600 – 700	16.3%	28.5%
\$700 – 800	13.8%	4.5%
\$800 – 900	9.4%	2.6%
\$900 - \$1,000	6.1%	2.1%
\$1,000 and over	12.1%	0.2%
Source: U.S. Census, 2000: Miami Economic Associates, Inc.		

At the time of the 2000 Census, the area in which the proposed Biscayne Corridor CRA is located contained a total of 554 housing units, 93.3 percent of which were occupied.² Consistent

² The proposed Biscayne Corridor CRA is located in Census Tract 12.03, Block Group 3. The proposed CRA occupies all or part of only 3 of the 13 Blocks comprising the Block Group. However, due limited amount of data compiled at the Block level, information for the entire Block Group is used in this analysis.

with the fact the proposed CRA is in a relatively older area of Miami-Dade County, over 85 percent of the housing units were constructed prior to 1980. On a countywide basis, over 50 percent of all housing is comprised of single-family detached and single-family attached units. Within the proposed CRA, less than 30 percent of the units are of these types.

In evaluating whether the study area should be designated a CRA, the following points should be considered:

- Nearly 12 percent of the housing units within the area containing the proposed Biscayne Corridor CRA were mobile homes. On a countywide basis, fewer than 2 percent of housing units were mobile homes, reflecting the intense level of urbanization that characterizes most of Miami-Dade County and particularly its northeast quadrant. Field surveys indicated the preponderance of the mobile home units, generally older models, were specifically located on the blocks of Block Group 12.03.3 that comprise the proposed CRA.
- Miami-Dade County's rate of home ownership of 57.8 percent was considerably lower than the rate throughout the State of Florida or nationally, 70 percent and 65 percent, respectively. Within the area containing the proposed Biscayne Corridor CRA, the rate of homeownership was less than 26 percent.
- The median unit rental rate within the area containing the proposed Biscayne Corridor CRA was under \$500 per month, with over 90 percent of rental units leasing for less than \$700 per month. On a countywide basis, only 58.6 percent of rental units could be occupied for less than \$700 per month, with only 26.5 percent available for less than \$500 per month.
- Over 47 percent of households living in the area in which the proposed Biscayne Corridor CRA is located earned less than \$20,000 per year at the time of the 2000 Census. The overwhelming preponderance of these households were renters. Notwithstanding the low rental rate structure in the area discussed in the preceding paragraph, over 90 percent of them were cost-burdened, i.e. paying more than 30 percent of income for shelter.
- Consistent with the fact that such a high proportion of households were cost-burdened, over 29 percent of housing units were overcrowded. Overcrowding exists in only 20 percent of housing units countywide.

Field surveys indicate that the proposed CRA contains the most economically disadvantaged portion of the Block Group.

Demographic Characteristics

Table 7 provides demographic data from the 2000 Census depicting the economic status of the residents of the proposed Biscayne Corridor CRA.¹² For contextual purposes the same data are provided for Miami-Dade County in its entirety.

TABLE 7 SOCIO-ECONOMIC CHARACTERISTICS - 2000		
	Miami-Dade County	Proposed Biscayne Corridor CRA
Population	2,253,362	1,579
Households	777,378	475
Retirement Age Households	21.9%	14.7%
Households w/Children	34.6%	42.3%
In Labor Force (Persons 16 & Over)	57.5%	56.3%
Employed (Persons 16 & over)	92.2%	80.4%
Median Household Income	\$35,966	\$21,544
Household Income		
Less than \$10,000	16.5%	21.9%
\$10,000 - 19,999	14.6%	25.9%
\$20,000 - \$34,999	20.1%	31.8%
\$35,000 - 49,999	15.7%	7.4%
\$50,000 and over	33.1%	13.0%
Households in Poverty Status	18.1%	42.1%
Source: U.S. Census Bureau, Miami Economic Associates, Inc.		

At the time of the 2000 Census, the area in which the proposed CRA is located, Census Block Group 12.03.3 had a total population of 1,579 people, who comprised 475 households. Only 14.7 percent of these households were headed by people of retirement age, i.e. 65 years of age or older, as compared to 21.9 percent of households countywide. Conversely, 42.3 percent included children under the age of 18 as compared to 34.6 percent countywide.

Evidence of the economic distress experienced by the residents of the proposed Biscayne Corridor CRA is highlighted by the following statistics:

- Only 80.4 percent of workforce participants were employed as compared to 92.2 percent countywide.
- Median household income was \$21,544, 60 percent of the amount countywide. To place this in further prospective, Miami-Dade County with its median income of \$35,955

² The proposed Biscayne Corridor CRA is located in Census Tract 12.03, Block Group 3. The proposed CRA occupies all or part of only 3 of the 13 Blocks comprising the Block Group. However, due limited amount of data compiled at the Block level, information for the entire Block Group is used in this analysis. Field surveys indicate that the proposed CRA contains the most economically disadvantaged portion of the Block Group.

ranked as one of the poorest major metropolitan areas (those with populations exceeding 1 million people) nationwide.

- Nearly 47 percent of households had incomes below \$20,000, including 21.9 percent with incomes below \$10,000. As a result, over 42 percent of households were considered to be living in poverty, more than double the proportion countywide.

Real Estate Values

The table below provides the taxable value of real property in proposed Biscayne Corridor CRA for each year during the period from 1999 through 2004. The same information is provided for Miami-Dade County as a whole.

TABLE 8 TAXABLE VALUE OF REAL PROPERTY				
	Miami-Dade County		Proposed Biscayne Corridor CRA	
Year	Taxable Value	Annual Change	Taxable Value	Annual Change
1999	\$83,140,168,023		\$6,981,885	
2000	\$87,576,077,697	5.30%	\$7,001,223	0.30%
2001	\$96,677,276,665	10.40%	\$7,815.14	11.60%
2002	\$105,774,511,014	9.40%	\$7,842,238	0.30%
2003	\$119,950,471,382	13.40%	\$11,427,022	45.70%
2004	\$137,529,891,792	14.70%	\$10,377,631	-9.20%
Average Annual Change		10.6%		9.74%
Source: Miami-Dade County Appraiser, Miami Economic Associates, Inc.				

As shown in the table, the taxable value of property in the proposed CRA increased from approximately \$6.98 million in 1999 to just under \$10.38 million in 2004, at which time it accounted for less than one-tenth of 1 percent of the overall County tax roll. The following points are noted with respect to the table:

- From 1999 to 2004, the taxable value of property countywide increased at an average annual rate of 10.6 percent, with increases exceeding 10 percent occurring in 3 of the 4 more recent years due to new construction and strongly appreciating existing property. During the same period, the taxable value of the property within the proposed CRA increased by only 9.7 percent, a rate less than 92 percent that countywide.
- The average annual rate of growth of 9.7 recorded in the proposed CRA from 1999 through 2004 reflects two years of substantial growth, 2000 and 2002, presumably resulting from specific individual transactions. However, in the 3 remaining years the growth rate was less than 1 percent, hence considerably below the rate of inflation. In the most recent year, 2004, the taxable value of property actually declined.
- The taxable value of property within the proposed CRA reflects the following:

- The presence of vacant land including 3.58-acre parcel with Biscayne Boulevard parcel directly south of the County's park.
- The presence of low value uses including a mobile home park with obsolescent units and a nursery operation.
- Poorly maintained structures including a strip club.
- The low rate structure of the area's of residential rental market.
- Parcel configurations that are difficult to use efficiently due to narrow frontage along Biscayne Boulevard and elongated depths

Field surveys of the area surrounding the proposed CRA does not indicate that significant market pressures exist in the area for its unassisted redevelopment. Specifically noted in this regard were:

- The presence of vacant land directly across Biscayne Boulevard to the east.
- Rental rates in nearby office buildings in the \$10 to \$13 (net) per square foot range that would not support new development.

Incidence of Crime

The table below shows the number of Part 1 and Part 2 crimes reported in the grid that contains the proposed Biscayne Corridor CRA for each year during the period from 1997 though 2003. Part 1 crimes include the major categories of violent crime including murder, rape, sodomy, aggravated assault and aggravated stalking. Also included among Part 1 crimes are robbery and burglary, pocket picking, purse snatching and various forms of shop lifting. Part 2 crimes include simple assault, kidnapping, arson, various forms of fraud, embezzlement and narcotics-related offenses. Notwithstanding variations from year to year, the overall trend has been down, particularly among Part 1 crimes.

TABLE 9 INCIDENCE OF CRIME			
Year	Part 1	Part 2	Total
1997	146	66	212
1998	150	65	211
1999	122	62	184
2000	102	78	180
2001	131	79	210
2002	113	64	177
2003	97	62	159

Source: Miami-Dade County Police Department;

T ransportation

The Biscayne CRA study area is located immediately adjacent and to the west of Biscayne Boulevard/US-1, a State Principal Arterial roadway which functions as the as the primary north-south transportation corridor serving the eastern Miami-Dade County communities. Over 50,000 cars per day pass along side the Biscayne CRA study area (see **Figure 8**).

Access and Connectivity

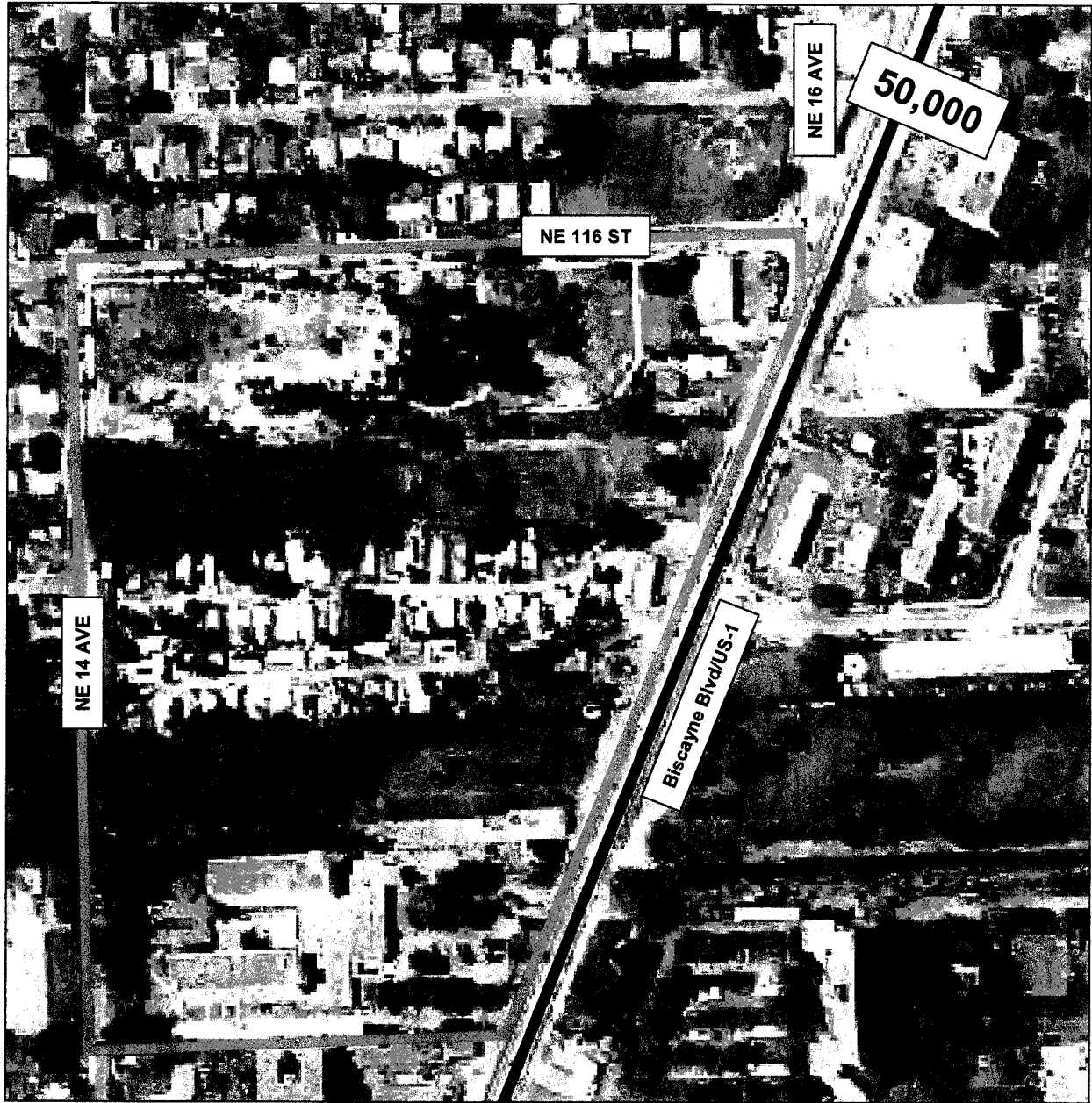
Access into and out of the Biscayne CRA study area is accommodated by the following roadway connections which are outlined in **Table 10** and are identified in the attached **Figure 9**:

TABLE 10			
ACCESS AND ROADWAY CONNECTIONS			
ROADWAY	ROADWAY TYPE	DIRECTION	NUMBER OF TRAVEL LANES
Biscayne Boulevard	State Principal Arterial	Northbound and Southbound	4 lanes divided
NE 16 Avenue	Local Road	Northbound and Southbound	2 lanes undivided
NE 14 Avenue	Local Road	Northbound and Southbound	2 lanes undivided
NE 116 Street	Local Road	Westbound	1 lane one way
NE 111 Street	Local Road	Eastbound and Westbound	2 lanes undivided

Three traffic signals are located along Biscayne Boulevard/US-1 providing signalized access at the following intersections:

TABLE 11		
SIGNALIZED ACCESS AND SIGNAL SPACING		
PRIMARY ROADWAY	SECONDARY ROADWAY	DISTANCE BETWEEN TRAFFIC SIGNALS
Biscayne Boulevard	NE 116 Street and NE 16 Avenue	640 feet
Biscayne Boulevard	NE 114 Street and the access to the mobile home park	580 feet
Biscayne Boulevard	Access to the SBFS Health Care facility	440 feet

Biscayne Boulevard/US-1 provides numerous opportunities to access the properties located immediately adjacent to the US-1 corridor. Frequent driveway connections for these existing properties do not appear to meet current State access management standards. Redevelopment of these properties would require conformance to current driveway spacing and design standards.



Legend



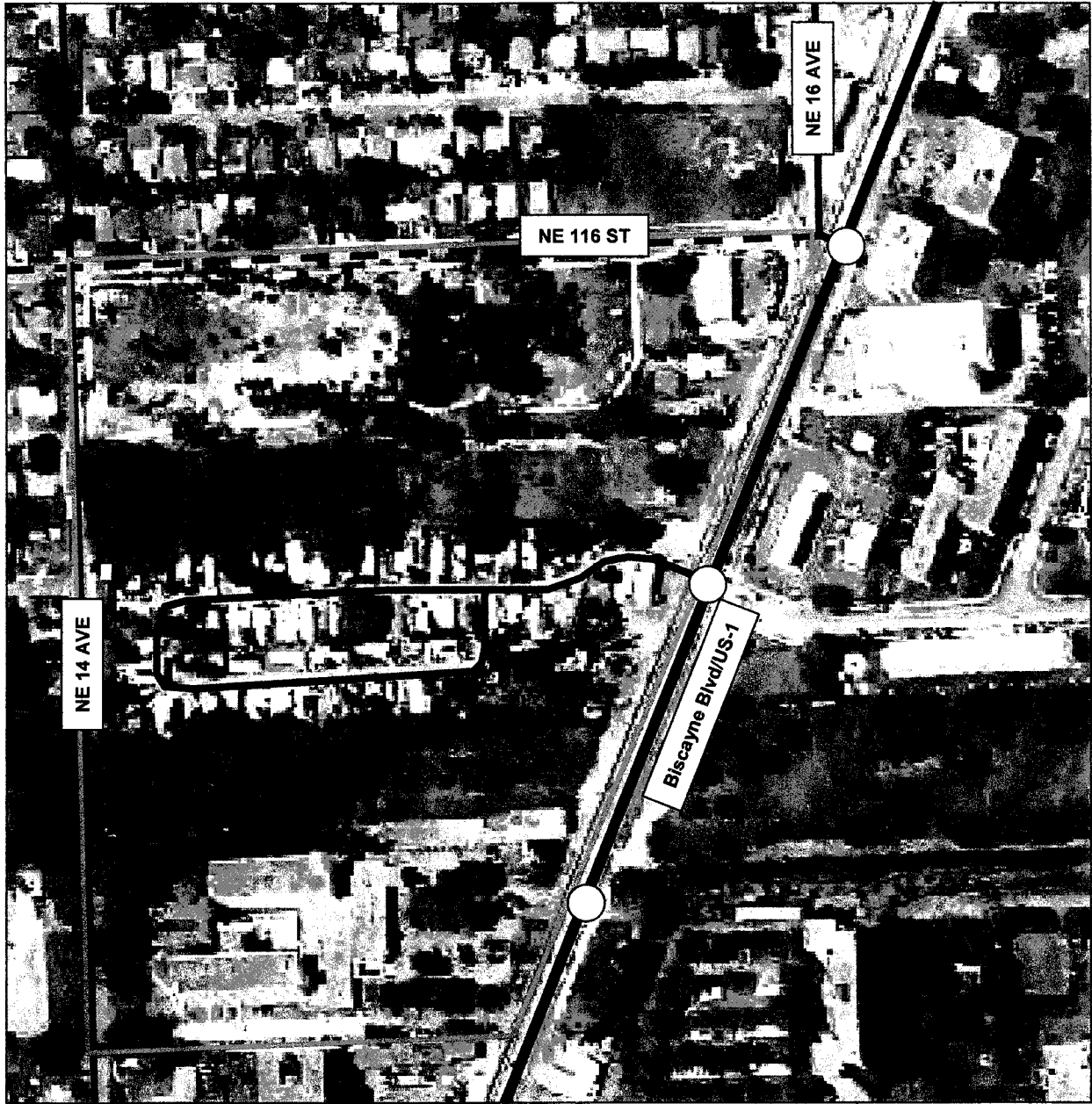
CRA Boundary

50,000

Daily Traffic Count

Figure 8
Regional Roadway Connections
Biscayne CRA

Source: Cathy Sweetapple & Associates



Legend



CRA Boundary



1 Lane one-way westbound



2 Lanes



4 Lanes



Traffic Signal

Figure 9
Existing Lane Geometry
Biscayne CRA

Street Layout and Roadway Widths Within the CRA

For the properties located within the CRA study area, development patterns are inconsistent, and street widths vary. NE 116 Street provides one-way travel westbound with 16 feet of pavement, while traditional two-way street patterns exist along NE 14 Avenue in 22 feet of pavement.

Pedestrian and Public Transportation Facilities

The Biscayne CRA study area has been found to exist with incomplete pedestrian infrastructure (see **Figure 10, Pedestrian Infrastructure**), which impacts the provision of services and facilities used to support public transportation. Pedestrian facilities were only found along NE 116 Street. No pedestrian facilities were found along US-1, NE 14 Avenue or NE 111 Street. Three Miami-Dade County transit routes operate along the Biscayne Boulevard/US-1 corridor, providing service frequency headways ranging from 10 minutes to 24 minutes (see **Figure 11**). Considering that the entire CRA study area is located less than one quarter of a mile from the Biscayne Boulevard/US-1 corridor, and given the transit service coverage offered by existing transit routes along US-1, an extensive and continuous network of pedestrian facilities should exist to reinforce connectivity with the transit service along US-1. The absence of sidewalks within the CRA boundaries contributes to the inadequacies of the street layout and the deficiencies which exist in the provision of pedestrian infrastructure.

Evaluation of Traffic Demand and Traffic Problems Pursuant to Chapter 163.335 (1)

Existing and Year 2025 projected daily traffic conditions have been evaluated for the regional roadways serving the CRA study area. A level of service evaluation has been performed pursuant to the adopted levels of service in the Miami-Dade County Comprehensive Development Master Plan. The daily maximum service volumes have been obtained from the Year 2002 Quality/Level of Service Handbook published by the Florida Department of Transportation.

Daily traffic data has been obtained from FDOT and Miami-Dade County for the count stations located adjacent to and within the CRA study area. Traffic forecasts for the Year 2025 were obtained from the Year 2025 traffic projections from the Long Range Transportation Plan. Current and planned roadway improvements for study area roadways (from the TIP 2005 and the LRTP 2030), are outlined in **Table 12** below.

TABLE 12 TIP 2005 and LRTP 2030 COST FEASIBLE HIGHWAY AND TRANSIT PROJECTS IN THE STUDY AREA				
AREA	TIP/LRTP PAGE NO. PROJECT NO.	ROADWAY	IMPROVEMENT	TIMEFRAME
North	A1-55 DT20501331	Biscayne Blvd/US-1/SR 5 From NE 123 Street to NE 105 Street	Flexible Pavement Reconstruction	Underway
North	34	Northeast Corridor From Downtown Miami to Broward County Line	Premium Transit	2021 – 2030 Priority IV



Legend



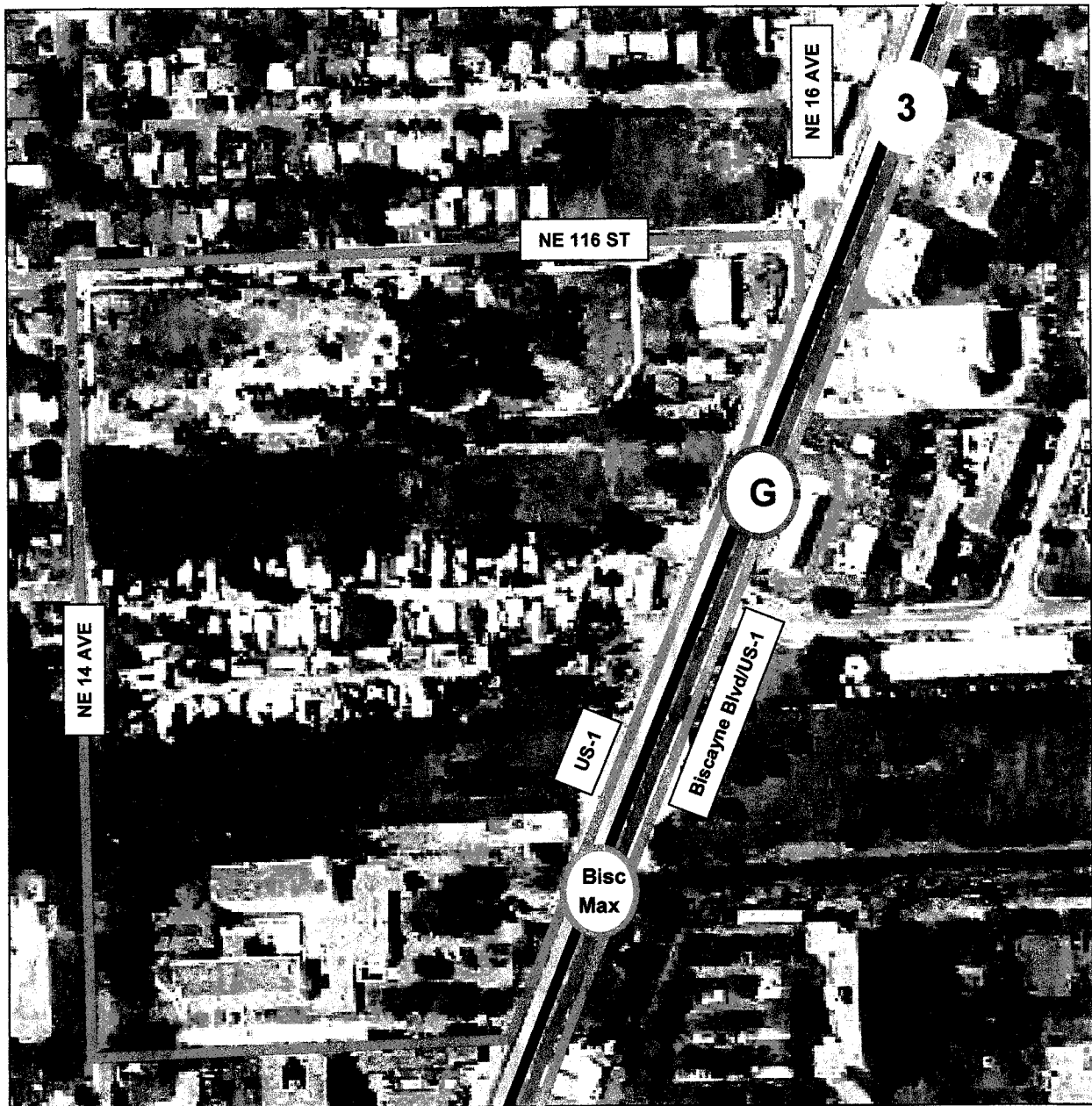
-  Sidewalks on both sides of street
-  Property boundary



Figure 10
Sidewalk Locations
Biscayne Boulevard



Legend



	CRA Boundary
	10 minute headways
Route G	24 minute headways
Bisc. Max	15 minute headways



Metro Bus Route

Figure 11
Transit Service
Biscayne CRA

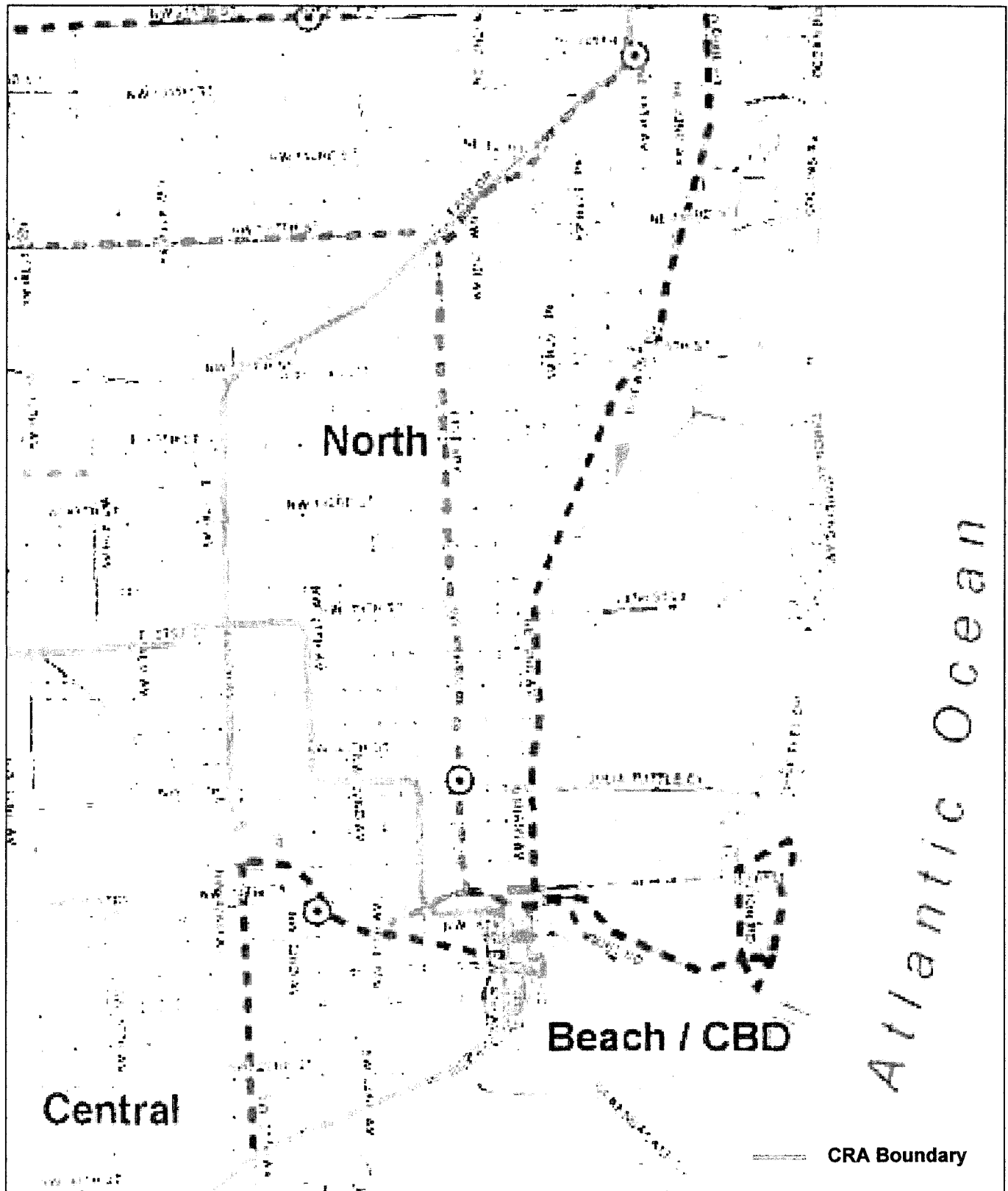
A reconstruction of Biscayne Boulevard/US-1 is underway, extending from NE 123 Street on the north to NE 105 Street on the south. This state funded improvement project will provide corridor enhancements creating median, pedestrian and bicycle improvements.

Existing and projected Year 2025 daily traffic conditions for the regional roadways serving the CRA study area are summarized on the enclosed **Table 13**. The evaluation of existing and projected traffic conditions demonstrate that level of service deficiencies were found on the following regional roadways:

TABLE 13			
LEVEL OF SERVICE DEFICIENCIES ON REGIONAL ROADWAYS			
ROADWAY	LOCATION	EXISTING DAILY LOS	2025 DAILY LOS
Biscayne Blvd	NE 123 Street to NE 116 Street	E	F
Biscayne Blvd	NE 116 Street to NE 104 Street	F	F
NE 16 Avenue	NE 123 Street to NE 116 Street	D	F

The level of service deficiencies experienced along Biscayne Boulevard/US-1 will continue to exist into the future, given the function and importance of this corridor in providing regional connectivity to the eastern Miami-Dade County communities. County officials are studying premium transit alternatives using the FEC corridor, however these mobility alternatives take many years before they become usable transportation alternatives. The premium transit alternative along the FEC corridor is a Priority IV long range transportation plan project with implementation targeted between the years 2021 to 2030 (see **Figure 12** and **Table 3** above). The existing and future traffic congestion experienced along Biscayne Boulevard/US-1 will continue to remain a factor in the future development or redevelopment of property with the Biscayne CRA study area.

Year 2025 level of service deficiencies are also projected for NE 16 Avenue indicating that the current street layout is not sufficient to accommodate future traffic demand. NE 16 Avenue provides alternative access from the CRA study area to NE 123 Street. The traffic forecasts indicate that the current roadway design will not be sufficient to prevent future traffic congestion, and that the current roadway design will aggravate traffic problems.



Legend



- ■ ■ ■ Premium Transit
- ■ ■ ■ Freeway Improvement
- ■ ■ ■ Other Highway Improvement
- ■ ■ ■ Arterial Improvement

Figure 12
Year 2030 Long Range Transportation Plan
Biscayne CRA

Conclusion

The area of the Biscayne Corridor was found to exhibit sufficient blight conditions to warrant the formation of a CRA. As per the definition of slum and blight determinants set forth in Section 163.355 Florida Statutes, Biscayne Corridor was found to have a substantial number of deteriorated or deteriorating structures in which conditions are leading to economic distress or which endanger life and property. Approximately 46% of the buildings in the study area are characterized by blighted conditions. Biscayne Corridor was also found to have additional contributing factors.

One of these contributing factors is the significant number of obsolete residential units. Approximately 19% of the area is occupied by temporary homes that are providing sub-standard, low-income housing. Due to their obsolescence, this is an obsolete use contributing to blight.

Defective land regulations are another factor contributing to blight found in three instances in the study area. The park is not zoned for a park, rather it is zoned with an interim classification. It is being maintained at a low level of capital improvement as land to rezone as appropriate if needed for redevelopment. As such, it is not a viable neighborhood amenity in the long term. In addition, the parcel at 11220 Biscayne Boulevard is very long and narrow. The configuration of 11190 Biscayne Boulevard is equally awkward. This inhibits development on the site.

Unsanitary and unsafe conditions are another contributing factor. Approximately, 27% of the land in the proposed CRA is vacant and this volume is a significant contributing factor to blight. The vacant areas attract dumping which is evident throughout the study area. In addition, they may also contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled.

The Biscayne Corridor area exhibits sufficient factors to be designated an area of blight, and as a result, is recommended to be designated a CRA. The condition of numerous structures within its boundaries, the disjointed patterns caused by defective land use planning and zoning, the large amount of vacant parcels, and the socio-economic characteristics of the residents all contribute to this recommendation. The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to encourage much needed economic development to the area.